

Unit C



Kingsgate Centre, Dunfermline

PRIME SHOP TO LET

LOCATION:

The Kingsgate Shopping Centre forms the prime retailing pitch for the city, extending to 309,000 sq ft. The average weekly footfall is 100,000 persons.

The scheme is anchored by **M&S** and **B&M** with other retailers including; **Boots, New Look, River Island, JD Sports** and **The Entertainer**.

ACCOMMODATION:

Dimensions and net internal floor areas;

Internal Width	39 ft 2 ins	11.96 m
Build Depth	105 ft 5 ins	32.15 m
Ground Floor	3,633 sq ft	337.52 m ²
First Floor	1,046 sq ft	97.17 m ²

LEASE TERMS:

Available on a new full repairing and insuring lease subject to five yearly upward only rent reviews.

RENT:

£50,000 pax.

SERVICE CHARGE:

Approximately £25,504 p.a.

ENERGY PERFORMANCE CERTIFICATE:

Band E. Report available on request.

BUSINESS RATES:

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable value	£36,600
UBR (2023/24)	49.8p

Interested parties are advised to make their own enquiries with the Local Authority on 01592 583644.

LEGAL COSTS:

Each party to be responsible for their own costs.

POSTCODE:

KY12 7QA

SUBJECT TO CONTRACT:

JULY 2023

VIEWING:

GCW
George Cook
020 7647 4826
george.cook@gcw.co.uk

GCW
Philippe Micheal
020 7647 4815
philippe.micheal@gcw.co.uk



Kingsgate
DUNFERMLINE

